



Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$1245

SUBDIVISION NAME: Saint Herman Subdivision

OWNER(S) OF RECORD:

Name: Andrew J. and Karen L. Stimer, Co-Trustees of the Stimer Family Trust Phone: 805-377-0475

Mailing Address: 23440 SE Daybreak Place

City, State, Zip: Maple Valley, WA 98058

Email: andystimer@earthlink.net

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Saint Herman Orthodox - Father Daniel Kirk Phone: 406-475-2641

Mailing Address: PO Box 11089

City, State, Zip Code: Kalispell, MT 59904

Email: frdanielkirk@gmail.com

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Meridian Land Surveying, Inc. - Sean McFarland, PLS Phone: 406-579-8922

Mailing Address: P.O. Box 587

City, State, Zip: Gallatin Gateway, MT 59730

Email: uncutmt@gmail.com

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 285 North Hill Road

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0970549 Lot No.(s) SW1/4NW1/4

Section 16 Township 28 N Range 22 W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: The proposed Saint Herman Subdivision will create one lot for Saint Herman's Orthodox Church and one lot for an existing residence,

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 40.822
Total Acreage in Lots 39.009 Minimum Size of Lots or Spaces 5.436
Total Acreage in Streets or Roads 1.813 Maximum Size of Lots or Spaces 35.386
Total Acreage in Parks, Open Spaces and/or Common Areas 0

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 1 Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other 1- Church

APPLICABLE ZONING DESIGNATION & DISTRICT: None

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? Yes

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$300,000

IMPROVEMENTS TO BE PROVIDED:

Roads: ☒ Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
*** Water System:** _____ Individual _____ Shared _____ Multiple User ☒ Public
*** Sewer System:** _____ Individual _____ Shared _____ Multiple User ☒ Public
Other Utilities: _____ Cable TV ☒ Telephone ☒ Electric _____ Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul
Mail Delivery: _____ Central ☒ Individual _____ School District: Smith Valley 89
Fire Protection: _____ Hydrants _____ Tanker Recharge _____ Fire District: Smith Valley
Drainage System: Storm water ponds proposed as part of church lot development

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: Saint Herman Orthodox Church
will complete and follow a Storm Water Protection Plan, if site disturbance is > 1 acre.

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 40 11th Street West, Ste 220
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Rev. Daniel C. Kief
Applicant Signature

5/24/2019
Date

Karen & Stimer
Owner(s) Signature (all owners must sign)

5/13/19
Date